



UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)

811461  
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Attorneys for WELLS FARGO BANK, N.A.

In Re:

JUAN F CRESPO  
  
Debtor

Order Filed on October 25, 2018  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

Case No.: 18-23106 - VFP

10/18/2018  
Hearing Date: ~~08/02/2018~~

Judge: Vincent F. Papalia

Chapter: 13

Recommended Local Form:  Followed  Modified

**ORDER GRANTING IN REM RELIEF FROM THE AUTOMATIC STAY PURSUANT TO  
11 U.S.C. §362(d)(4) AND CO-DEBTOR STAY PURSUANT TO 11 U.S.C. §1301(c)**

— The relief set forth on the following page is hereby **ORDERED**.

**DATED: October 25, 2018**

A handwritten signature in black ink, appearing to read "Vincent F. Papalia".  
\_\_\_\_\_  
Honorable Vincent F. Papalia  
United States Bankruptcy Judge

Upon the motion of Phelan Hallinan Diamond & Jones, PC, attorneys for WELLS FARGO BANK, N.A., under Bankruptcy Code section 362(a) for relief from the automatic stay as to certain property as hereinafter set forth, and for cause shown, it is

AND NOW, it appearing to the Court that the requisite conditions for the issuance of such an Order exists, the Court hereby confirms via this Order, that In Rem Relief is granted to WELLS FARGO BANK, N.A. so that it may proceed with its State Court Remedies on the following real property:

Real Property more fully described as:

2305 NEW YORK AVE, UNION CITY, NJ 07087

**ORDERED** that the Automatic Stay of all proceedings, as provided under 362 of the Bankruptcy Code is modified with respect to premises 2305 NEW YORK AVE, UNION CITY, NJ 07087, as more fully set forth in the legal description attached to said mortgage, as to allow the Movant, its successors or assigns, to take any legal or consensual action for enforcement of its right to possession of, or title to, said premises; said actions include but are not limited to its State Court Rights and eviction proceedings; and it is further

Personal property more fully described as:

**ORDERED**, that future bankruptcy cases filed by the Debtor JUAN F CRESPO, Co-Debtors, ISABELLA FASCIANO, AND ANNA FASCIANO, their successors or assigns, or any occupants, will not stay any actions taken by Movant, its successors, assigns, or any other purchaser or entity from proceeding with any legal or consensual actions necessary for enforcement of its right to possession of, or title to, said premises; and it is further

**ORDERED** that the Office of the Clerk of HUDSON County is hereby directed to allow for the recording of this Order, and that this Order is effective for two (2) years from the date of entry, provided it is recorded as provided for by §362(d)(4).

**ORDERED** that the co-debtor stay under 11 U.S.C. 1301 is vacated as to the co-debtors, ISABELLA FASCIANO, AND ANNA FASCIANO, to permit WELLS FARGO BANK, N.A. to pursue its rights in the real property described above and as to the co-debtors, ISABELLA FASCIANO, AND ANNA FASCIANO; and it is further

It is further **ORDERED** that the movant may join the debtor and any trustee appointed in this case as defendants in its action(s) irrespective of any conversion to any other chapter of the Bankruptcy Code.

The movant shall serve this order on the debtor, any trustee and any other party who entered an appearance on the motion.

*rev. 7/12/16*

**Certificate of Notice Page 4 of 4**  
**United States Bankruptcy Court**  
**District of New Jersey**

In re:  
 Juan F Crespo  
 Debtor

Case No. 18-23106-VFP  
 Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0312-2

User: admin  
 Form ID: pdf903

Page 1 of 1  
 Total Noticed: 1

Date Rcvd: Oct 26, 2018

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Oct 28, 2018.

db +Juan F Crespo, 8023 Kennedy Blvd, North Bergen, NJ 07047-4138

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
 NONE.

TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
 USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Oct 28, 2018

Signature: /s/Joseph Speetjens

**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on October 26, 2018 at the address(es) listed below:

Charles G. Wohlrab on behalf of Creditor WELL'S FARGO BANK, N.A. cwohlrab@logs.com, njbankruptcynotifications@logs.com  
 Denise E. Carlon on behalf of Creditor Toyota Motor Credit Corporation dcarlon@kmllawgroup.com, bkgroup@kmllawgroup.com  
 Kevin Gordon McDonald on behalf of Creditor Toyota Motor Credit Corporation kmcdonald@kmllawgroup.com, bkgroup@kmllawgroup.com  
 Marie-Ann Greenberg magecf@magrtrustee.com  
 Nicholas V. Rogers on behalf of Creditor WELL'S FARGO BANK, N.A. nj.bkecf@fedphe.com  
 Robert B Davis on behalf of Debtor Juan F Crespo Rob@davislawcenterllc.com, rbdesq@gmail.com;r62529@notify.bestcase.com  
 U.S. Trustee USTPRRegion03.NE.ECF@usdoj.gov

TOTAL: 7